

ARCHITECTURE & CONSTRUCTION DEFINITIONS 1:

- ACCESSORY BUILDING:** A secondary building, whose use is incidental to that of the main building located on the same plot.
- ACRE:** A unit of land measurement equal to 43,560 square feet.
- AREA:** Measurement of surface within specified boundaries.
- ASSEMBLY OCCUPANCY:** Occupancy of a room, hall, or building by people gathered for a purpose, such as a church, restaurant, auditorium, or athletic venue.
- BUILDING AREA/COVERAGE:** The total area of a site that is covered by buildings as measured on a horizontal plane at ground level.
- BUILDING HEIGHT:** The vertical distance measured from the grade level to the highest level of a flat roof, or the averaged height of a sloped roof.
- BUILDING LINE:** A line established by law or agreement usually parallel to a property line, beyond which a structure may not extend.
- BUSINESS OCCUPANCY:** Occupancy of a room or building by people gathered for business, such as a professional office, medical office, or car showroom.
- CLEARANCE:** Open space between two or more elements of a building to allow unobstructed movement.
- CONSTRUCTION DOCUMENTS:** This consists of the working drawings and specifications for a project.
- EASEMENT:** A right of accommodation in land owned by another, such as a right-of-way or free access to light and air.
- FINISH GRADE:** The top surface of lawns, walks, and drives after completion of construction or grading operations.
- GRADE:** The ground elevation or level at the outside walls of a building or elsewhere on the building site.
- GROSS FLOOR AREA:** The area within the perimeter of the outside walls of a building as measured from the inside surface of the exterior walls, with no deduction for hallways, stairs, closets, thickness of walls, columns, or other interior features; used in determining the required number of exits or in determining occupancy classification.
- LOT LINE:** The legal defined boundary or limit of a parcel of land.
- MERCANTILE OCCUPANCY:** The use of rooms, stores, markets, buildings, or structures for the display and sale of merchandise.
- MIXED OCCUPANCY:** In a building, two or more classes of occupancy so intermingled that separate safeguards for each class are impractical; the building construction, fire protection, exit facilities, and other safeguards meet the requirements for the most hazardous occupancy unless otherwise specified.
- MULTIPLE FAMILY:** A building in which more than two families or households live independently of each other and do cooking within their own living quarters.
- OCCUPANT LOAD:** The total number of persons that may occupy a building.
- PROPERTY LINE:** A recorded boundary of a plot.
- PUBLIC WAY:** Any parcel of land unobstructed from the ground to the sky, appropriated for the free passage of the general public.
- RESIDENTIAL OCCUPANCY:** Occupancy of a building in which sleeping accommodations are provided; single and multi-family homes, apartments building, hotels and motels, dormitories, fraternities and sororities, etc.
- SPECIFICATIONS:** A written document describing in detail the scope of work, materials to be used, method of installation, and quality of workmanship.
- STORY:** The space in a building between floor levels, or between a floor and roof above.